



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Deck legalization

Street Location: 683 BEDFORD RD

Zoning District: R-2A Tax ID: 95.03-1-50 Application No.: 2022-0863

RPRC DECISION: RPRC - Submit to Building Department

Date: 11/01/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant should submit a site plan that includes a zoning conformance table. The table should include the minimum bulk requirements of the R-2A Zoning District and the deck's compliance with the minimum requirements.
- The Applicant should submit a site plan that dimensions the deck to adjacent property lines.
- The plan may propose disturbances within 100 feet of a locally-regulated watercourse. The applicant should illustrate on the plan proposed disturbances, the neighboring watercourse and the proposed 100 foot wetland buffer boundary. If disturbances will occur within the wetland setback, a local Wetland Permit may be required. If a wetlands permit is required, it shall be processed administratively.
- The gross land coverage depicted on the site plan does not reflect site conditions. The plan should be revised to depict the additional gravel parking area that is located at the side of the house. The plan and gross land coverage worksheet should be revised accordingly. The Town Engineer shall determine whether stormwater mitigation would be required.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning